

## Department of Planning and Zoning

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**TO:** Design Advisory Board  
**FROM:** Scott Gustin *AG*  
**DATE:** February 23, 2016  
**RE:** 16-0814CA/CU, 20 Fletcher Place

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Zone: I                                      Ward: 1E  
Owner/Representative:              Wiltshire Properties, LLC

**Request:** Construction of 3-unit residential building with associated drive and parking.

### **OVERVIEW:**

The applicant is seeking approval to construct a new triplex with associated parking and site improvements. The applicant owns several contiguous parcels along the eastern side of Fletcher Place. Associated lot line adjustments among these parcels are also included in this proposal. The proposed triplex will be constructed on a reconfigured lot already containing a single family dwelling. Multiple primary structures are allowed on a single lot in the institutional zone.

### **ARTICLE 6: DEVELOPMENT REVIEW STANDARDS**

#### ***Part 1, Land Division Design Standards***

Not applicable.

#### ***Part 2, Site Plan Design Standards***

##### ***Sec. 6.2.2, Review Standards***

###### ***(a) Protection of important natural features***

The triplex is proposed in an area of lawn just south of the existing single family home. Only limited clearing of an overgrown brushy area is needed.

###### ***(b) Topographical alterations***

The property is essentially flat and will remain so. Proposed grading is minor and relates largely to directing stormwater runoff to receiving areas.

###### ***(c) Protection of important public views***

The subject property is not affected by any identified public view corridor.

###### ***(d) Protection of important cultural resources***

The property itself is not historically significant. The existing home; however, is included on the Vermont State Register of Historic Places. No alterations to this home are proposed.

###### ***(e) Supporting the use of alternative energy***

There is no indication that the proposed triplex will utilize alternative energy. The triplex will not adversely impact the actual or potential use of alternative energies by neighboring properties.

*(f) Brownfield sites*

The subject property is not an identified brownfield.

*(g) Provide for nature's events*

As total lot coverage will exceed 2,500 sf, a residential stormwater plan has been provided. Stormwater presently flows to an existing depression behind the single family home. As proposed, shallow swales will convey new stormwater runoff to an enhanced depression behind the home for infiltration. A perforated pipe will serve as both underdrain to the pervious parking area and conveyance of overflow into the public storm line along Fletcher Place. The city's stormwater program will review the proposed stormwater management plan.

The primary entrance into the home is sheltered within an open front porch. There is no apparent shelter over the rear entry. Given the walkway linking the driveway to this rear entrance, some sort of shelter (such as an overhang) should be provided. Ample room is available onsite for seasonal snow storage.

*(h) Building location and orientation*

The proposed home is clearly oriented towards Fletcher Place. The building lines up with other homes along Fletcher Place thereby reinforcing the street edge.

*(i) Vehicular access*

A private driveway will provide adequate access to the triplex.

*(j) Pedestrian access*

A new front walkway will provide pedestrian access from the public sidewalk to the front entry. Another walkway will provide pedestrian access from the driveway to the rear entry. Note that this second walkway will be gravel. While acceptable, there must be a hard border between the gravel's edge and the abutting lawn.

*(k) Accessibility for the handicapped*

No handicap accessibility is evident with this proposal. It is the applicant's responsibility to comply with all ADA requirements as administered through the city's building code.

*(l) Parking and circulation*

Although minimum parking standards are specified under Article 8 of the CDO, it bears noting here that the proposed parking is inadequate. A single 2-car wide driveway is proposed. The plans note 4 parking spaces – 2 pairs in tandem. Tandem parking arrangements are only acceptable for single family homes and duplexes. As the proposed construction is a triplex, only 2 of the parking spaces can be counted towards the minimum parking requirement. Each space needs to be accessible without moving another vehicle.

There is an existing substandard parking area that serves the single family home. Although wide enough for two parking spaces, it is not deep enough. While it is an existing condition, the applicant is advised to bring it into compliance as part of this development.

*(m) Landscaping and fences*

A landscaping plan has been provided. Gardens are proposed along much of the building's perimeter with several new trees planted within the lawn. As proposed, the landscaping plan is fairly typical for new home construction.

*(n) Public plazas and open space*

No public plaza or open space is included or required in this proposal.

*(o) Outdoor lighting*

New outdoor lighting fixtures will illuminate the building entries and driveway. Locations are noted, and cutsheets have been provided. All are acceptable residential fixtures generating low levels of illumination.

*(p) Integrate infrastructure into the design*

New utility lines must be buried. Utility meter locations are not evident and must be noted and screened. No mechanical equipment is noted either. If any mechanical equipment, such as an AC compressor, is proposed, it must be depicted on the site plan and screened.

**Part 3, Architectural Design Standards**

**Sec. 6.3.2, Review Standards**

*(a) Relate development to its environment*

*1. Massing, Height, and Scale*

The massing, height, and scale of the proposed triplex are consistent with that of existing homes in the neighborhood. Most homes are 2 – 2 ½ stories along Fletcher Place. The proposed triplex will be a full 3 stories. Architectural detailing lessens the perceived mass of the building by breaking it into distinct components. Varying rooflines, dormers, and trim details serve to articulate separate volumes within the overall structure.

*2. Roofs and Rooflines*

The triplex is essentially a gable-roofed structure. Varying roof lines are incorporated into the dormers, porch, and front façade. The proposed roof is appropriate as part of this residential building.

*3. Building Openings*

The primary front entrance is clearly articulated and is sheltered by a small front porch. Fenestration is appropriately scaled and placed in consistent rhythm throughout the building.

*(b) Protection of important architectural resources*

As noted above, the existing single family home is historically significant. No alterations to this existing structure are proposed. The new triplex will be set away from the existing home and is designed in such a way as to be compatible with it and other nearby historic homes.

*(c) Protection of important public views*

See 6.2.2 (c) above.

*(d) Provide an active and inviting street edge*

The primary entry to the proposed triplex is clearly articulated and oriented towards Fletcher Place. It is set inside an open front porch with walkway access to the public sidewalk. There are no large

blank walls or expanses of roof. Fenestration, roof variations, and architectural detailing work successfully to provide an active and inviting street elevation.

*(e) Quality of materials*

The proposed home will be clad in wood clapboard siding with shingle accents. While not required, varying colors between the clapboards and shingle accents is encouraged. Asphalt shingles will be installed on the roof. Materials for the railings and windows are not noted and must be. The materials noted are of acceptable quality and durability.

*(f) Reduce energy utilization*

The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont.

*(g) Make advertising features complimentary to the site*

No advertising is included in this proposal.

*(h) Integrate infrastructure into the building design*

Utility meters must be depicted and screened as noted previously.

*(i) Make spaces safe and secure*

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated.

**RECOMMENDED MOTION:**

Recommend approval and forward to the Development Review Board subject to the following conditions:

1. Shelter for the rear entrance should be provided.
2. Edging along the sides of the gravel walkway is recommended.
3. Utility meter and mechanical equipment locations must be depicted and screened.
4. Window and railing materials must be noted.
5. Parking is inadequate. At least 3 parking spaces, each accessible without moving another, must be provided for the triplex. New, compliant parking for the existing single family home is also recommended.